Urban Village Community Design Workshops

Presentation to Seattle City Council
May 30, 2017
CEDAR RIVER GROUP
MAKERS Architects
What We Did and Why

Purpose:

1) **Assist community in understanding and interpreting** draft Mandatory Housing Affordability (MHA) maps;

2) **Support a community conversation** where people can be exposed to different points of view; and

3) **Get residents’ feedback on proposed zoning changes** to implement MHA how our Urban Villages should look, feel, and function in support of important citywide goals for increased affordability, design quality, and housing options to inform OPCD and City Council
Where We Went

17 Urban Villages:

- 23rd & Union/Jackson
- Admiral Junction
- West Seattle Junction
- Aurora-Licton Springs
- Beacon Hill
- Crown Hill
- Eastlake
- Judkins Park
- Madison Miller
- Morgan Junction
- Mt. Baker/ North Rainier
- Othello
- Rainier Beach
- Roosevelt
- South Park
- Wallingford
- Westwood-Highland Park
How Workshops Were Structured

• Welcome, overview presentation on HALA, MHA urban villages and zoning  
  – Q&A
• Facilitated small work groups to discuss zoning proposals, with maps and resource documents
• Small group report-out to full group

Maps, summaries, and detailed table notes provided on-line
Who Showed Up

1300+ participants

On a scale of 1 to 10, with 1 being "not informed" and 10 being "very informed", how much did you know about the Mandatory Housing Affordability (MHA)?

6.2 prior to workshop

7.3 post workshop

Conversations with diverse views and experiences were most informative.
What We Heard

1. A sense of urgency around responding to housing affordability and gentrification combined with concern about potential to unintentionally increase displacement (for renters and home owners) or isolate communities

2. Mixed experience with the pace and volume of development by neighborhood, desire for additional infrastructure (i.e. transportation, parks, etc.) and concern about anticipated impacts of additional capacity and growth
   - Draft EIS will include analysis of many items of concern by community, including displacement risk, to inform preferred zoning recommendation. Many participants wanted to engage with these topics as much as the specifics around zones, character, and form.

3. Desire for affordable housing choices in their Urban Village and citywide
   - Encourage performance option to get affordable units when development occurs
   - Encourage the Office of Housing to continue investment in high-cost areas
   - Utilize other HALA tools like the Housing Levy, Preservation Tax Credits, etc.
4. Concern about additional density in currently single family areas (height and increase in number of units). For many participants, there was more support for increasing development capacity along arterials in exchange for fewer changes in single family areas.

5. Support and ideas for improvement on how to use building design to support smoother transitions between zones and intensity of uses, promote sense of place, and enhance community character
   • Desire for additional setbacks (front, side, and rear), additional landscaping, preservation of trees, upper level setbacks (taller/skinnier buildings), design considerations for hilly areas to minimize bulk, and considerations for views

6. Many participants have been engaged with planning and zoning issues since the neighborhood planning process in the early 1990s after the last Comprehensive Plan update. Given the citywide conversation, we heard a lot of concerns about neighborhood plans and the strategies to get input on MHA and zoning proposals.
What We Heard – Sample Mapped Comments

http://www.seattle.gov/council/meet-the-council/rob-johnson/community-design-workshops
Lessons Learned

• Councilmember and Seattle Planning Commission attendance was appreciated
• Providing background was important to enable people to participate more equitably, some conflict surfaced in conversations between long-time and new residents
• Small groups’ detailed discussions yielded constructive comments, ideas, and issue identification
• As one part of larger outreach effort, the additional time has worked well to allow opportunities for people to participate
• Spend time on the street – Urban Village walks, bike rides, and issue-specific tours are good strategies to get meaningful input
Next steps

Citywide Conversation Starting Fall 2015

161 events

Community input on MHA Citywide Draft Proposal
Fall 2016 through June 30

City Staff incorporate: Feedback from community, DEIS, Racial Equity Analysis, Economic Analysis, and more to draft MHA legislation and mapping changes
Summer 2017

Transmit MHA Citywide Legislation to City Council
September 2017
City Council takes public input on MHA
September 2017 - June 2018

halainfo@seattle.gov and HALA hotline (206) 743-6612 will remain available for information